

P.O. Box 27404
Los Angeles, CA 90027
www.hillsidefederation.org



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Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

November 9, 2015

Beachwood Canyon Neighborhood
Bel-Air Association
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Rancho Verdugo Estates
Residents of Beverly Glen
Roscomare Valley Assn.
Save Coldwater Canyon!
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Re: **8150 Sunset Blvd. Recirculated DEIR – ENV-2013-2552-EIR**

Dear Ms. Hewawitharana:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 45 homeowner and resident associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live.

The Federation had previously submitted three letters on this project, dated October 14, 2013, May 8, 2014 and January 19, 2015. We incorporate those letters by reference and expect that the issues raised in those letters will be addressed in the responses to the recirculated Draft EIR.

The Federation voted at its October meeting to continue to oppose the proposed project at 8150 Sunset Blvd. as described in the DEIR, the recirculated DEIR, and the ELDP streamlining process certified for this project. Although we appreciate that the project has been changed in some ways that were responsive to the letters that were submitted through the comment period, there remain major aspects of the project that would create significant negative impacts on commuters, the surrounding community and hillside aesthetics.

Some of our concerns include: the height of the project continues to be out of scale with the surrounding area impacting the hillside aesthetic; the traffic mitigation measures do not appear adequate for a project of this size and scale; this project does not appear to be consistent with the City's General or Community Plans and the findings for consistency have not been made; deviations from code on height, setbacks, etc, cannot be justified; and the marquee structure proposed to display signage is very large with little detail about how it will be utilized. How does the proposed marquee structure and future signage comply with current sign code and how can it be permitted with the sign ban in place. What luminosity limits would be imposed for the outdoor signs for daytime and nighttime hours and what would the impact of the illumination be on the surrounding community, including hillside residents and motorists.

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CEQA requires full disclosure of all potential significant environmental impacts to give the community an opportunity for meaningful public input, the decision-makers an in-depth review of projects analyzing a range of alternatives that reduce those impacts, and based on objective analyses found in the EIR, agencies shall mitigate or avoid the significant effects on the environment whenever it is feasible to do so. We do not believe the recirculated DEIR accomplishes these objectives.

We join the Sunset Strip community in their comments and ask that the project be revised to a size and scale consistent with the surrounding community while reducing negative impacts to the neighborhood.

Sincerely,

Wendy-Sue Rosen

Wendy-Sue Rosen, Vice President

cc:

Councilmember Ryu
Mayor Eric Garcetti